



Da Vinci House
44 Saffron Hill
London EC1N 8EH

Arun District Council
1 Maltravers Road
Littlehampton
BN17 5LF

07 May 2020

Dear Sir/Madam,

LAND WEST OF FONTWELL AVENUE FULL PLANNING APPLICATION SUBMISSION
REFERENCE NO. PP-08650021

On behalf of our client, Reside Developments Limited ('The Applicant'), please find the full planning application submission for the above site enclosed.

The proposed description of development is detailed below:

"Full planning application for the demolition of existing structures onsite and the erection of 42 No. dwellings with access, parking, landscaping and associated works."

The scheme has the potential to deliver significant economic, social and environmental benefits to support the creation of a strong and vibrant community that is sustainably located close to existing local services. It would also improve connections to the wider area. The benefits of the proposed development, in particular the delivery of market and affordable housing in an authority where there is a severe shortfall which is unlikely to be addressed in the short term, attracts substantial weight in favour of the proposal.

The planning application fee of £19,429 (including the Planning Portal admin charge) has been paid.

On 5 May 2020, a Screening Opinion under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) was received by Arun District Council confirming that an Environmental Impact Assessment is not required.

Accordingly, this planning application has been submitted on Planning Portal, comprising the documents and plans below.

a. Planning Submission Documents

Planning Documents and Technical Reports

Document	Consultant
Planning Application Forms	Iceni Projects
Residential Dwelling Information	Iceni Projects
Validation Checklist	Iceni Projects
Form 1 CIL Additional Information	Iceni Projects
Planning Statement	Iceni Projects

Economic Benefits Infographic	Iceni Projects
Statement of Community Involvement	Iceni Projects
Housing Market Report	Iceni Projects
Design and Access Statement	Clague Architects
Flood Risk Assessment and Drainage Strategy	Paul Basham
Travel Plan	Paul Basham
Transport Assessment	Paul Basham
Sustainability Statement	Iceni Projects
Ecological Impact Assessment	Lizard Ecology
Arboricultural Impact Assessment and Method Statement	Lizard Ecology
Existing Tree Schedule Report	Lizard Ecology
Biodiversity Checklist	Lizard Ecology
Preliminary Investigation Report	Soils Limited
Letter Report 16695/LR June 2018	Soils Limited
Factual Letter Report 18158/FLR Rev 1.02 February 2020	Soils Limited
Desk Based Archaeology Assessment	RPS
Agricultural Land Classification and Soil Resources	Reading Agricultural Consultants
Landscape and Visual Impact Assessment	Fabrik
Landscape Design Risk Assessment	Fabrik
Minerals Assessment Report	D.K Symes
Road Traffic Noise Assessment	Hepworth Acoustics

Drawings and Plans

Drawing/Plan	Reference
Architectural Plans	
Site Location Plan	29662A_20 Rev C
Site Block Plan	29662A_100 Rev T
Site Layout Plan – Hand Drawn	29662A_101 E
Site Layout Roof Plan	29662A_110 Rev B
Schedule of Accommodation	29662A_850_ Rev J
1 Bed Affordable Apartment - Plans & Elevations	29662A_100_1 Rev B
1 Bed Affordable Apartment - Plans & Elevations	29662A_100.2 Rev B
Housetype: 2 Bed Affordable - Plans & Elevations	29662A_101_1 Rev B
Housetype: 2 Bed Affordable - Plans & Elevations	29662A_101_2 Rev B
Housetype: 3 Bed Affordable OP1 - Plans & Elevations	29662A_102_1 Rev B
Housetype: 3 Bed Affordable OP1 - Plans & Elevations	29662A_102_2 Rev B
Housetype: FOG - Plans & Elevations	29662A_103_1 Rev B
Housetype: FOG - Plans & Elevations	29662A_103_2 Rev B

Housetype: 2 Bed Private - Plans & Elevations	29662A_104_1 Rev B
Housetype: 2 Bed Private - Plans & Elevations	29662A_104_2 Rev B
Housetype: 2 Bed Private OP3 - Plans & Elevations	29662A_105_1 Rev B
Housetype: 2 Bed Private OP3 - Plans & Elevations	29662A_105_2 Rev B
Housetype: 3 Bed Private OP1 - Plans & Elevation	29662A_106_1 Rev B
Housetype: 3 Bed Private OP1 - Plans & Elevations	29662A_106_2 Rev B
Housetype: 3 Bed Private OP2 - Plans & Elevations	29662A_107_1 Rev C
Housetype: 3 Bed Private OP2 - Plans & Elevations	29662A_107_2 Rev C
Housetype: 3 Bed Private OP3 - Plans & Elevations	29662A_108_1 Rev C
Housetype: 3 Bed Private OP3 - Plans & Elevations	29662A_108_2 Rev C
Housetype: 4 Bed Private OP4 - Plans & Elevations	29662A_109_1 Rev C
Housetype: 4 Bed Private OP4 - Plans & Elevations	29662A_109_2 Rev C
Site Section A-A	29662A_120 Rev C
Site Section B-B	29662A_121 Rev C
Perspective 1	29662A_300 Rev A
Perspective 2	29662A_301 Rev A
Drainage	
Drainage Offsets and Existing Overland Flows (Appendix E of FRA)	020.5360.500 Rev B
Drainage Strategy (Appendix E of FRA)	020.5360.501 Rev D
Drainage Strategy Catchment Plan (Appendix E of FRA)	020.5360.502 Rev C
Services	
Proposed Combines Services Layout	RES/U/16/CSL/01 Rev C
Ecology	
Tree Constraints Plan	LLD1544-ARB-DWG-001-00
Tree Retention Protection Plan	LLD1544-ARB-DWG-002
Landscaping	
Landscaping Masterplan (Coloured)	D2776-FAB-00-XX-L-DR-1000
Transport	
Refuse Tracking	020.0360.011
Vehicle Tracking	020.0360.009
Fire Tender Tracking	020.0360.010
Access Design	020.0360.001
Access Tracking	020.0360.003
Level Mare Lane / Fontwell Avenue Junction Visibility Splays	020.0360.006
Pedestrian Visibility Splays	020.0360.002
Fontwell Avenue Tracking	020.0360.012

I trust you have sufficient information to consider the proposed development on the Site. However, if you have any queries regarding the enclosed or require any further information, then please do not hesitate to contact myself Leona Hannify ([REDACTED]) or Maddi Simpson ([REDACTED])

Yours sincerely [REDACTED]

[REDACTED]

Maddi Simpson
PLANNER